



# Community Connection

*News and events for citizens of Sedona*

January 2005

[www.SedonaAZ.gov](http://www.SedonaAZ.gov)

Volume 1, Issue 1

## Straight Shootin' with Mayor Pud Colquitt



*Quinn and Mayor Colquitt*

Welcome to the first issue of *Community Connection*, the City's newsletter. As part of the City's effort to better communicate with residents, we will publish this newsletter twice a year, in January and June. Sedona's rich western heritage combined with the magnificent beauty of the red rocks, makes this diverse community one of the most unique and wonderful places to live!

Sedona is a major driving force of Arizona's economy. The City deals with all kinds of issues – tourism, preserving our natural beauty, retaining our small town character, and encouraging the arts, just to name a few.

Over the next year and a half, the City Council is focused on our short and long-term priorities, which are the Economy, Circulation & Road Improvements, Water & Water Resources, the Uptown Enhancement Project, Land Acquisition, Transit, and Affordable Housing. The Council is committed to ensuring the vibrancy of our economy during the construction of state highway 179 and the Uptown Enhancement Project. Last June, we approved Phase I of a transit circulator, contingent upon Federal funding, that will circulate between the Uptown area, Hillside and Tlaquepaque. We passed a water resolution establishing a committee to draft a water ordinance for water conservation. The Housing Commission is exploring possibilities for affordable housing. City staff is researching the possibility of a City foundation or a trust so people may donate land or money to the City for future land acquisition. I am interested in developing a better relationship with the Hispanic community. As part of all of these priorities, long-term financial planning is crucial in moving forward with the priorities of this Council and the future of Sedona. I believe in being pro-active rather than reactive in tackling issues that face the City.

Exciting changes are happening in Sedona and I encourage you to become involved and attend Council and Commission meetings to have your voice be heard. In this newsletter you will find information on when Commission meetings are held and how to contact key City staff. Please avail yourself of this information, if you have a question, concern, or an issue you would like to bring forward. As a civic-minded citizen, it is vital that you are cognizant of your responsibility to be involved in your community.

Beginning this month, I will be starting a coffee chat program (see schedule below). This relaxed atmosphere is for anyone to come and meet with me and other Council members on issues you think are important for us to know about. I am willing to meet with any local organization, such as homeowner's associations and civic organizations, to discuss the role of the City and Council's priorities. You may also hear me, and another Council member, every other month on KAZM at 8:15 a.m., discussing current issues facing the City. Please feel free to contact me at [pcolquitt@SedonaAZ.gov](mailto:pcolquitt@SedonaAZ.gov) or at 204-7191. Contact information for Council members can be found on page 3. If you have any suggestions for future newsletter articles, contact Marie Brown at [mbrown@SedonaAZ.gov](mailto:mbrown@SedonaAZ.gov) or 282-3113. We hope you find *Community Connection* informative.

### Mayor's Coffee Chat Schedule

- ◆ Thursday, January 27 from 9:30 - 10:30 a.m. at Jimmy Jean's Coffee Roaster
- ◆ Thursday, February 24 from 9:00 - 10:30 a.m. at Ravenheart Coffee
- ◆ Thursday, March 24 from 9:30 - 10:30 a.m. at Coffee Pot Restaurant
- ◆ Thursday, April 21 from 9:30 - 10:30 a.m. at Jimmy Jean's Coffee Roaster
- ◆ Thursday, May 26 from 9:30 - 10:30 a.m. at Ravenheart Coffee
- ◆ Thursday, June 23 from 9:30 - 10:30 a.m. at Coffee Pot Restaurant

# Growth In The City of Sedona

## “Infill” vs. “Sprawl”

The City of Sedona encompasses an area of 19 square miles. About half of this area is within the Coconino National Forest under the jurisdiction of the US Forest Service. The National Forest nearly surrounds the City beyond its corporate boundaries. Since its incorporation in 1988, the City has acknowledged this unique opportunity to control its geographic growth by working with the US Forest Service to preserve these public lands, thereby avoiding urban “sprawl” and retaining the existing limits of the private lands within the City. This policy of building out, or “infilling” the existing private land base without expanding into the National Forest, is one of several growth policies embodied in the Sedona Community Plan, the City’s “road map” for guiding the future of the community.

The US Forest Service also maintains policies in the Coconino National Forest Plan that, for the most part, do not allow for the “loss” of National Forest land within or adjacent to the City. These two plans have great significance to the preservation of natural open space and limitations on growth in the Sedona area. To illustrate the success of these policies, since the City’s incorporation, the only National Forest lands traded or purchased within the City were for the Sedona Cultural Park and the Sedona Red Rock High School.

## Density Limits

The Sedona Community Plan also includes policies that work to maintain existing overall housing densities and commercial land acreage rather than allowing for more intensive growth within the City’s existing private land area. Since June 1998, there has been a net reduction of 251 potential residential units citywide, based on the maximum number of units that could be built under the existing zoning. Since August 1998, there has been a net gain of only one acre of commercial and lodging land.

	<b>City of Sedona Average Yearly Population Growth</b>	<b>City of Sedona Average Yearly Housing Units</b>
<b>July 1980-1990</b>	<b>4.1%</b>	<b>158</b>
<b>July 1990-2000</b>	<b>3.2%</b>	<b>105</b>
<b>July 2000-2004</b>	<b>1.7%</b>	<b>98</b>

## The Future

If the residential land base and overall zoning densities remain as they are today, the City of Sedona will have a year-round population of about 15,300 when all of the available land is occupied. By 2020, 91 percent to 95 percent of the residential land and 100 percent of the commercial land will be built out.

To view the Sedona Community Plan and the Land Use and Population Reports, please go to the City’s website at [www.SedonaAZ.gov](http://www.SedonaAZ.gov) and look under “City Documents.”

## Did You Know?

Estimated Year-round Population*	10,933
Estimated Seasonal Population*	956
Total Housing Units*	6,098
Residential Land Area	73%
Commercial Land Area	10%
Parks/Open Space/Public Uses	7%
Percent of Land Developed:	
Residential	66%
Commercial	77%

\*Based on July 2004 figures

## Historic and Current Growth

Sedona’s residential land base is now 66 percent built out and the commercial and lodging lands are 77 percent built. Sedona experienced a much higher rate of growth during the 1980s than that during the 1990s. In the last four years, this growth has further slowed. With the exception of Jerome, Sedona is the slowest growing of the Verde Valley communities.

## Comparison of Average Yearly Growth Verde Valley Communities 1990-2000

<b>City of Sedona</b>	<b>3.2%</b>
<b>Village of Oak Creek</b>	<b>7.3%</b>
<b>Cottonwood/Verde Village</b>	<b>5.3%</b>
<b>Clarkdale</b>	<b>6.0%</b>
<b>Camp Verde</b>	<b>5.1%</b>
<b>Cornville</b>	<b>6.0%</b>
<b>Lake Montezuma/Rimrock</b>	<b>8.2%</b>



## CITY COUNCIL

*Serving our Citizens*

2<sup>nd</sup> & 4<sup>th</sup> Tuesday at 7:00 p.m. in Council Chambers

### Mayor:

Pud Colquitt  
pcolquitt@SedonaAZ.gov

### Vice Mayor:

Susan Solomon  
ssolomon@SedonaAZ.gov

### Council Members:

John Bradshaw  
jbradshaw@SedonaAZ.gov

Dick Ellis  
dellis@SedonaAZ.gov

Jerry Frey  
jfrey@SedonaAZ.gov



Harvey Stearn  
hstearn@SedonaAZ.gov

Ernie Strauch  
estrauch@SedonaAZ.gov

To speak as the spokesperson for a recognized community organization at a City Council meeting, you must submit a letter to the City Clerk at least 48 hours prior to the Council meeting. After verifying your status as spokesperson, you will be notified and given five (5) minutes to speak.

If item deals with a Planning and Zoning issue, you will be given five (5) minutes to refute the applicant's presentation. If prearrangements have been made with the City Clerk at 282-3113, you may be granted fifteen (15) minutes to speak.

## REGULAR COMMISSION MEETINGS

### Meetings in Council Chamber

Parks & Recreation Commission  
4th Monday at 5:00 p.m.  
282-3113

Planning & Zoning Commission  
1st & 3rd Tuesday at 5:30 p.m.  
282-1154

### Meetings in Vultee Conference Room

Arts & Culture Commission  
1st Thursday at 3:00 p.m.  
204-7119

Historic Preservation Commission  
1st & 3rd Monday at 2:00 p.m.  
204-7120

Child & Youth Commission  
1st & 3rd Wednesday at 8:00 a.m.  
204-7120

Housing Commission  
1st & 3rd Monday at 5:00 p.m.  
204-7107

## CITY DEPARTMENTS

Arts & Culture	204-7119
City Manager	204-7127
Human Resources	204-7189
Community Development	282-1154
Community Services	282-3113
Financial Services	204-7185
Information Systems	204-2125
GIS Analyst	204-7206
Legal	204-7200
Magistrate Court	282-1189
Parks & Recreation	282-7098
Pool	282-0112
Police	
Non-Emergency	282-3100
Administration	282-3102
Public Works/Engineering	204-7111
Wastewater	
Treatment Plant	204-2234
Finance	204-7205

*Sedona is not a typical City.*

*The following are selected*

### Non-City Services

Adult Community Center	282-2834
Arizona Public Service	282-7128
Cable Vision	1-800-896-5701
Fire Department	282-6800
Sedona Post Office	
Main	282-3511
West	282-3482
Patriot Disposal	203-9995
Public Library	282-7714
Recycle Center	204-1185
School District	204-6800
UniSource Energy Services	282-3919
Waste Management	1-877-980-2220
Arizona Water	282-7092
Oak Creek Water	282-3404

## REDUCING FLOODING IN SEDONA

Below are several ideas for reducing the potential of surface water flooding on private property.

### Being a good neighbor:

- Don't throw trash, clippings, leaves, dirt or other debris into drainage channels, washes, streams, or drainage ditches. This material can block drainage ways and inlets.
- Don't block drainage naturally entering your property. You may flood your neighbors.
- Consider you neighbor when directing water off your property.
- Make improvements to roadside ditches only after acquiring a right-of-way permit from the City Public Works Department at 203-7109. Improperly installed driveway culverts and ditch improvements can result in flooding.

### Taking care of drainage on your property:

- Consider how water is likely to flow to, across and off land. Plan improvement accordingly.
- Provide a path for the water to flow through your property. Keep this path free of debris.
- Use berms and sandbags to keep water from entering sensitive areas. The City of Sedona provides sandbags to residential property owners. You may contact the Public Works Department at 204-7109 for details.
- Provide areas for water to pond or seep into the ground. Rain harvesting is an approach for beneficially ponding water. To find out more about rain harvesting go to <http://ag.Arizona.edu/pubs/water/as1052/harvest.html>.
- Keep pipe drainage systems clean and the openings clear of debris.
- Repair eroded areas that are cutting toward areas where you don't want water.

# *Enhancing Your Quality of Life Through Recreation and the Arts*

## **Art Camp**

Parks and Recreation now offers an after school art camp for kids. Contact Nancy Robb Dunst at 282-0776 or email [ndunst@yahoo.com](mailto:ndunst@yahoo.com).

## **AYSO**

American Youth Soccer Organization. Contact Tom Cadigan at 282-4913.

## **Basketball open gym**

For adults at West Sedona School from October through March each Wednesday from 7 – 9 p.m.

## **CPR**

Learn how to save a life. Take American Red Cross CPR and First Aid classes in Sedona. Call American Red Cross at (928) 779-5494.

## **Flag Football**

League runs September through December. Register your team August 1.

## **Independence Day Celebration**

Family fun at the Sedona Community Pool.

## **Junior Lifeguard**

Learn how to become a lifeguard. Program begins June 6 at the Sedona Community Pool.

## **Learn to swim**

Sign ups at Sedona Community Pool start May 28 at 10 a.m.

## **Little League**

For information, call Deanna Cross at 203-9292.

## **Moms and Dads**

Bring your baby to the pool for interactive parent-child swim lessons.

## **Masters Swimming**

Available in summer seven days a week from 1 – 4 p.m.

## **Softball League**

Runs May through August. Register your team March 18.

## **Skateboarding**

Jack Malmgren Memorial Skate Park, next to the Teen Center at Posse Grounds.

## **Teen Center**

A positive place for teens. Call 203-9919.

## **Umpires Wanted**

Call Parks and Recreation office at 282-7098.

## **Volleyball League**

Runs March and April. Register your team February 1.

## **Volunteers Needed**

Come help with our recreation programs.

## **Water Aerobics**

Taught at the Sedona Community Pool in the morning or evening on M, W, and F during the regular pool season.

## **Yo Yo Classes**

Available at our recreation room on Fridays from 3:30 – 5 p.m. Call Michael Steele at 634-7985.

## **Youth Tennis**

First rate tennis instruction and athletic training program for youth. Contact Beverly Coleman at 204-9233.

**For information on Recreation activities and programs, please call the Parks & Recreation office at 282-7098.**

## ***SUPPORTING THE ARTS IN SEDONA***

The City of Sedona is accepting applications for the Arts and Culture Commission Art Grants Program. The purpose of this program is to support Sedona-based arts and cultural organizations with funds to promote long-term growth in Sedona's arts community and to meet short-term goals.

Interested organizations must be a registered non-profit arts or cultural organization whose purpose is the presentation of performances, exhibitions, arts education, or historic preservation. The organization must have its primary place of programs located in the greater Sedona area.

Application requirements and guidelines are available by contacting Ginger Wolstencroft, Arts and Culture Division, at 204-7119 or email [gwolstencroft@SedonaAZ.gov](mailto:gwolstencroft@SedonaAZ.gov). The division must receive applications no later than Friday, February 18, 2005 by 5 p.m.



## **What's Happening In Sedona?**

**Check out the Arts & Culture  
Events Calendar at  
[www.SedonaAZ.gov](http://www.SedonaAZ.gov)**

**Click on**



**"Tourism Info"**



**"Arts & Culture Events"**

**To list non-profit  
arts and culture events, call the  
Arts & Culture Division at 204-7119**





## Update on Uptown Enhancement Project

The Uptown Enhancement Project aims to address all Americans with Disabilities Act (ADA) accessibility and traffic/pedestrian safety issues, introduce new streetscape and pedestrian-friendly features, and improve the aesthetics of the SR 89A corridor within the uptown area. The project will include an incremental design so it will look like it evolved over time without a uniform appearance throughout uptown. It will also include a roundabout at the SR 89A/Jordan Road intersection. A second roundabout is planned at the north end of uptown in conjunction with a development proposed in the vicinity of Art Barn Road along Oak Creek.

It is anticipated that final design of the project will be completed by spring of 2005 and construction will take between six to nine months. The City of Sedona is working with Sedona Main Street Program, uptown merchants and property owners to determine the best time of year to begin construction so disruption of business activities is minimized.

## Status of the Sedona Sewer System

The development of the sewer system in the City of Sedona proceeds through several phases. The sewer system has essentially three legs that make it operate. The first leg is the sewer collection lines and pump stations that collect the wastewater from individual homes and take the wastewater to the wastewater plant to be treated. The second leg is the operation of the wastewater plant, which treats the wastewater. The third leg is the method of disposal of the treated wastewater.

When evaluating the capital improvement program of expanding one of the above areas, the City goes through a three-part process, which include programming, design, and construction. Programming consists of making the decision to budget for the design and construction of sewer in an area. After the project is programmed, an engineering design firm is selected to design the project. Once a project is designed the project proceeds to construction.

At present, approximately five million dollars are in the construction phase, about four million dollars are in the design phase, and another four million dollars are being considered as part of the programming phase. These values are based on anticipated construction costs. Costs associated with design and management of the construction of the projects could add 15 to 25 percent to the costs of the construction. The City's plan is to have projects in each phase of the sewer project development program.

The sewer system began operating and servicing the community in late 1991. During the past 13 years, the system has encountered many issues in each of the three legs of the system. About 5 to 6 years ago, a plan was put together on how to finance the system going forward. Instead of the traditional way of financing a sewer system by instituting fees based on what the user pays, the City also decided to subsidize the system with

sales taxes due to its environmental benefits to the entire community. The cost to connect a single-family residence has traditionally cost the city between \$14,000 and \$20,000 depending on the neighborhood characteristics. The City charges a capacity fee (hook-up fee) of approximately \$4,600 to recover part of the costs (residents that made a pre-payment in 1999 paid \$2,100). The remainder of that cost is essentially paid from the sales tax subsidy.

Individuals at times ask about the City's debt level. The current debt on the sewer is approximately \$59 million. The annual debt payment is approximately \$4.5 million. However, the City has done several things over the last several years to assist with the payments. The City received \$3 million in funding that will go over a 20-year period for the purpose of assisting with payments. The City has also refunded its bonds two times that saved the City over \$2.2 million in interest payments. In order to limit future debt, the City is currently financing its wastewater extensions on a pay as you go basis.

### Projects that are preparing for or under construction:

- Sedona Meadows/Thunderbird Hills subdivision
- Part of Kachina subdivision
- Yavapino subdivision
- Highway 89A sidewalk with a sewer component
- Western Hills sewer manhole replacement
- Major Pump Stations upgrade
- Expansion of the effluent disposal system

### Projects currently under design (construction to begin 2005):

- Elks Road sewer
- Chapel Area sewer
- Arroyo Seco sewer (Remuda Drive)
- Lazy Bear sewer line replacement
- Highway 179 crossings



## SEDONA POLICE DEPARTMENT BUSINESS OUTREACH PROGRAM

The Business Outreach Program enhances communication by regular contacts with businesses and Officers of the Sedona Police Department. Participation by local businesses is essential in helping fight and prevent crime as well as recognize other potential problems that affect our community. Officers act as a liaison to provide information to City resources with assigned businesses as well as crime prevention measures.

The Business Outreach Program identifies multi-business complexes; however, is available to any business within the City of Sedona. If a specific business would like to be involved, that business will be assigned to the nearest location where an officer has an assigned contact.

For further information on the Business Outreach Program, contact Sgt. Kevin Ahern at the Sedona Police Department, 282-3100 or any other member of the Sedona Police Department.



Lonnie Lillie and Officer Karl Waak



**Coming in 2005!**

**The City of Sedona  
will launch its new website  
with a new look and up-to-date  
maps and information.  
Come check it out at:  
[www.SedonaAZ.gov](http://www.SedonaAZ.gov)**

## WORKFORCE HOUSING A COMMUNITY ISSUE

One vision Sedona citizens have identified in the Sedona Community Plan for the future of their City is "...[To be] a city that offers equal opportunities for all and fosters a sense of community." Housing defines a sense of opportunity and belonging to our community.

A range of housing for community members throughout all stages of their lives provides the foundation for a stable, quality community. Current housing costs have dramatically outpaced incomes, excluding vital workers such as police officers, teachers and medical workers from living here. Lack of housing is creating hardship on families whose adult children and aging parents cannot live here. When workers live outside the city, it lessens their sense of connection to the community, strains family relationships, adds to traffic congestion and causes economic leakage as workers spend their paychecks in other Verde Valley communities.

In 2003, the Sedona City Council formed a Housing Commission to explore options to help the City improve its role in creating additional housing opportunities. The Commission researches solutions to ensure that a variety of housing types are built to provide a diverse housing stock. The seven-member Housing Commission, meets the first and third Mondays of the month at 5:00 p.m. in the Vultee Conference room at City Hall. The Commission welcomes your attendance and your participation.

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